



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

October 14, 1980

PRESENT: Chaput, Sauer, Raftery, Coulter, Kulmala, Hannaford, Courant

The June 9, 1980, Minutes were amended by deleting the word "annexed" at the end of the last paragraph. Voted to accept the Minutes as amended.

The Minutes of the July 7 meeting were deferred.

The Minutes of the July 28 meeting were accepted as read.

The Minutes of the September 8 meeting were accepted as read.

The Minutes of the September 22 meeting were amended by adding "and that the 18-foot option is not applicable" to the third sentence of the fifth paragraph. Paul Courant's name should be included in the list of members present at that meeting. Voted to accept the Minutes as amended.

The Minutes of the September 29 meeting were accepted as read, noting that in the fourth paragraph, "stronging" should be "strongly" and that in the last sentence of the seventh paragraph, "through" should be "thought."

Mr. Smith, Four Seasons Development, presented the status report regarding Munroe's Hill. Paving will begin on Friday, maybe Monday. They expect to have it all done by November 15. Nathan Way will be the last to be finished. Lot 18 still needs to be cleaned up. In discussion of the underground spring encountered along Nathan Way, Mr. Smith said that an as-built will be available for the work done to solve this problem.

Marge Stickler, League of Women Voters, was present to ask for input from the Board regarding a proposal for bike ways which would qualify for 75% state funding. The draft proposal is to put bike lanes on Bedford Road and Concord Road. The League has received requests to include Westford Road and is investigating this possibility. The funding would include costs of widening the roads to 24 feet plus four feet along each side. The final proposal is to be presented at the 1981 spring Town Meeting. Approximately \$100,000 per mile is the estimated cost for this project, of which the Town would pay 25%. The work could be done over a four-year period. If two towns could work together, 100% funding is available for commuter bike lanes. Representatives of the League requested any maps that may be available for their use. A copy of the Town Center map was provided to them.

George Nickerson was present to request lot releases for both the upper and lower developments of Hemlock Hill. Hot topping should be finished by the middle of next week in the upper subdivision. The grass strip is still to be put in on the lower subdivision. Release of Lots 15 and 20 was requested after the improvement of drainage on Laurelwood Road is completed. Lot 5 would remain unreleased as protection for the grassing, monuments and as-builts. It was moved to release Lots 15 and 20 subjected to completion of the drainage at Station 500. The motion was seconded and voted six in favor and one abstaining. The releases will be issued after the first rainstorm following the paving of the drainage areas.

In the upper subdivision, the turnaround at the end of Oak Knoll abutting land of Piwczyk was discussed. Frank Hannaford reported that after discussion with Cleverdon, Varney & Pike, Town Engineers, he felt that a 90-foot radius is acceptable. This will accommodate the largest school bus and should be large enough for any Carlisle fire equipment. The problem arises from the necessity for not going closer than three or four feet from the existing stone wall which is the property bound, because the wall will collapse. It was felt that Town Counsel should be consulted so that this is handled in a way which will secure the Town's rights to the easement up to the property line. It was moved to accept a 90-foot temporary turnaround on the eastern end of Oak Knoll Road which can be built with the closest point three feet or less from the stone wall on the condition that Town Counsel can work out a procedure whereby the Town does not lose its rights to the unpaved portion after acceptance of the paved road. The motion was seconded and voted five in favor, one against, one abstaining.

The turnaround at the western end also has a problem in that the 100-foot radius turnaround paved area will be 12 feet from the property line because of the slope. The drainage was backed off 15 feet for the same reason. A barrier will be placed for safety purposes just beyond the berm for a length of 40 feet. The same question regarding securing the Town's rights to the unpaved portion after acceptance of the paved road must be solved. It was felt that a two-foot wide grass strip between the berm and the bike/footpaths would be acceptable.

Lots on Oak Knoll requested for release after the paving is completed were #1, 5, 7, 8, 10 and 11. Lots 2, 3, 4, 6 and 9 would remain unreleased pending completion of sidewalks, grass strips, bounds and as-builts. It was moved to release Lots 1, 5, 7, 8, 10 and 11 on the condition that all paving is completed on Oak Knoll Road satisfactory to CVP. The motion was seconded. After discussion it was suggested that the motion be amended to read "satisfactory to Frank Hannaford and CVP." The amendment was seconded. The amended motion was voted five in favor, one against, one abstaining. The lot releases will be signed by three members and held for signature of the Clerk of the Board after the conditions have been met.

Changes to the Preliminary Plan of Chris Hart for subdivision of land at the end of Sunset Road (Morse Road) were presented. There are currently ten houses plus the one house on the Hart property which is going to be razed. The average paved width of the road as measured recently was 12 1/2 feet, with 23 feet between stone walls and the narrowest paved portion about nine feet. It was suggested that Roger Davis, DPW, and Bob Koning, Fire Chief, be consulted regarding the safety and maintenance problems, if any, which may be caused by this proposal.

It was suggested that Site B in combination with G&4 should again be included with those sites under consideration for Fire and Police Station location. Restoration of the existing building for handicapped use and solution of water problems may not be impossible. After discussion it was decided that this site combination would be suggested to the Selectmen and Building Committee as a fourth alternative for a combined facility.

Discussion of current guidelines for use of blasting materials was deferred.

It was reported that a meeting sponsored by the Photo Voltaic Committee will be held on Wednesday, November 12. Among other topics, the meeting will present the development of the solar house on Munroe's Hill.

Meeting adjourned at 11:45 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board